



Community Services Agency - Inspection Division

INSPECTION REPORT AND NOTICE OF NON-COMPLIANCE

100 North Jefferson Street, Room 608, Green Bay, WI 54301-5026 * Phone 920.448.3300 Fax 920.448.3117 Web www.greenbaywi.gov * Generated: December 8, 2015

Property Address: **1728 CARRIAGE CT, 6-211-1**

Case #: **72162**

To: GREEN BAY REDEVELOPMENT AUTHORITY
100 N JEFFERSON ST
GREEN BAY WI 54301-5006

Dear Property Owner:

An inspection was recently conducted at your property. Results of this inspection identified Municipal Ordinance violation(s) that need to be addressed by you, the property owner. Please note the "Correct By" date for correcting each item listed below. Unless I hear from you prior to the Correct By date(s), a re-inspection to check for compliance will be performed on or shortly after each date listed. The City greatly appreciates your effort and commitment to improving the quality of life in our neighborhoods. You may contact me directly if you have any questions regarding this notice. Again, thank you for maintaining your property in a code compliant condition.

VIOLATIONS NOTICE:

#	Ordinance	Findings/Inspector Comments	Correct By
1	23.24(1)	Remove deteriorated shed from rear yard.	
2	23.23(1)(f)	Remove the Damaged/deteriorated deck and rebuild. A permit is required.	
3	23.23(1)(b)	Walls/Floors/Ceilings: Repair/replace all Damaged/Deteriorated Walls, ceilings and flooring to include urine soaked subfloor.	
4	23.20(7)	PLUMBING. All plumbing, plumbing equipment, and plumbing fixtures and the installation thereof shall comply with the Plumbing Codes of the City and the State of WI.	
5	SPS 328.04	CARBON MONOXIDE DETECTORS shall be installed and maintained in accordance with s.101.647(2) to (6) in all one and two-family dwellings. Install detectors in the basement and on each floor except the attic and storage area. By state statute you have 5 days to comply with the above.	
6	SPS 328.03	SMOKE DETECTORS. There are missing and/or inoperable smoke detectors in these units. Smoke detectors must be installed in the basement and on each level in each unit. By state statute you have 5 days to make all required smoke detectors operable.	
7	23.23(1)(e)	Exterior Maintenance: Repair/replace damaged/deteriorated siding. Scrape & repaint all deteriorated areas on exterior of house/garage.	
7	23.23(1)(e)	Exterior Maintenance: Repair/replace weathered/deteriorated wood surfaces and repaint wood fascia/soffits or replace with aluminum soffits.	
8	15.56	Downspouts / Extensions Required. Remove vegetation from gutters to allow the proper flow of water.	
9	23.23(1)(a)	Exterior Maintenance: Repair/Replace deteriorated roof coverings. All deteriorated sheeting replaced and proper roof venting installed.	
10	23.23(1)(d)	Windows and doors: Repair/replace damaged/missing windows and doors. All windows and doors must open/close properly and be weather tight. All hardware must be intact. Replace any/all windows and doors that do not meet above specifications.	

- 11 9.02 YARD WASTE. Tree limbs and branches must be moved to the terrace for city pick-up. Lawn clipping, tree cuttings, and other organic yard waste other than large limbs must be disposed of at a designated City drop-off site or composted in a managed manner. Yard waste cannot be burned. Storage of an unconfined mulch pile is prohibited. Call 448-3535 for yard waste collection site information. REMOVE THE DOWNED TREE LIMBS FROM THE PROPERTY.
- 12 23.24(3) Maintenance of Fences. Repair/replace or remove the damaged sections of chain link fence.
- 13 SPS 316.009 ELECTRICAL: Integrity of receptacles over time have been compromised. Most are loose when tested. All need to be replaced.
- 14 NEC 110 ELECTRICAL: Proper clearance in front of electrical meter and A\C disconnects outside is not met. A\C's must be moved so that there is 3 feet clearance.
- 14 NEC 110 ELECTRICAL: Proper clearance in front of electrical panel in basement is not met. Bench needs to be removed.
- 14 NEC 110 ELECTRICAL: The gas meter vent is too close to the A\C disconnects. This is a Class 1, Div. 1 area and all electrical equipment must be at least 3 feet away.
- 15 NEC 400 ELECTRICAL: Range cord through floor must be removed.
- 16 NOTE: PLUMBING & HEATING: ENTIRE PLUMBING AND HEATING SYSTEM NEEDS TO BE TESTED AND EVALUATED BY LICENSED PROFESSIONALS. THERE ARE OBVIOUS PATCHES IN THE HEATING LINES AND I BELIEVE THE HEAT EXCHANGER ON THE BOILER IS COMPROMISED CAUSING CO PROBLEMS. I WOULD NOT ALLOW IT TO BE REFIRED FOR ANY REASON WITHOUT BEING PROFESSIONALLY SERVICED FIRST. PLUMBING WILL NEED TO BE AIR OR WATER TESTED TO CHECK INTEGRITY AS WELL. FIXTURES SHOW SIGN OF FALLING APART AND DO NOT APPEAR TO BE WORKING.

All cited violations must be corrected by the date(s) indicated above unless an extension of time is granted. A re-inspection fee in the amount of fifty dollars (\$50) will be assessed for each re-inspection required after the above noted correction date or extension date passes and the property is still in non-compliance. In addition, each day that violations continue after this notice shall constitute a separate offense and may be subject to additional re-inspection fees and/or the issuance of Municipal Court citations.

Brenda Seidl, Inspector
(920) 448-3296, BrendaSe@greenbaywi.gov

Date